

**The Lakes POA
Board Meeting
August 9, 2021
6:00 pm**

I Call to Order and Roll Call

- Present for the meeting: George Duhaime, Charlene Carson, Susan Collins, Doug Owens, Deborah Wolcott, and Craig Wright.
- Ad Hoc members: Robert Tomassetti
- Karen Clark and Doug Millar from LITUS* To Let.
- Invited guests: Phil Dieser, Bob White, Dave Lane, Tom Fontanazza and Goose Man Jack.

II Review of Agenda and July Meeting Minutes

- A motion was made, seconded and unanimously carried to approve the agenda and July 12, 2021, minutes.

III ACC

- Update on 1404 Winyah Bay-owner has sent a proposal to ACC, the chair will respond with the same info as has been given to the owner as the pool has to be moved.
- 3309 Bowen- Did not follow guidelines and had an extension poured on the side of their driveway without sending in an ACC request. The ACC will reach out to this owner for the ACC request and a variance request.
- ACC to propose a charge for all variance request and will set up a fee schedule to be presented to the board at a later date.
- ACC presented the board and management company with a copy of the approved/denied ACC request since last meeting.
- ACC will need a copy of the drainage plans for all the lots Horton just purchased as they were not presented with the construction plans.

IV Drainage

- Phil Dieser discussed that Parker's people were the ones that installed the sod near Meadowood's and covered the drain pipe and that needs to be discussed with them to get that fixed.

V Seneca River Road-Engineering Study

- Briefly discussed the issue that was presented to the board during the quarterly residents meeting. The road is level with the lake causing the road to hold water when it rains. The discussion was tabled until a future meeting.

VI DR Horton Sales Meeting

- 21 lots have been purchased from Parker and the impact fees have been paid. Doug Owens will deliver the checks along with lot numbers to the management company for processing.
- It was recommended that the sales people for Horton be provided the ACC Guidelines and community documents to include with the signing of their contract so all new owners will be aware they are a part of the Lakes POA and ACC approval is required on exterior changes before making the changes. The ACC will discuss this further with Horton.

VII Santee Cooper

- Easement clean up-the letter was mailed last month to Santee Cooper. No communication has occurred between them and the POA. However, new signs have been installed at their site stating "No Dumping".

VIII Announcements from Lakes POA vs LRC

- Concerns were verbalized about the confusion that the bulletins are causing when the LRC emails are sent. The board asked if there was a way to send the bulletins that did not include the Lakes POA across the top. There is not since the bulletins are being sent via the Lakes POA website. It was recommended that going forward a disclaimer be added to the top of the bulletin that the Lakes POA is not directly involved with the LRC and the bulletin is being sent to the community as a courtesy of the board of directors.

IX Recording of Meeting Minutes

- The BOD wants the management company to continue to record the meetings and to prepare the minutes per the management agreement instead of asking a board member to prepare the minutes. The management company will present the draft minutes to the board per the agreement (within 20 days of the meeting).

X **Upcoming Annual Meeting**

- The 60-day notice will be mailed on or before August 23, 2021, to the entire community at the address on file with the management company as well as being posted on the (internal document's) website.
- 4 seats will be up for re-election: Charlene Carson, Andreanna Geise, Deborah Wolcott and Craig Wright.
- Goose Man Jack has been asked to make a presentation at the Annual Meeting to discuss the on-going determent of the geese. He will also remove the signs at the front lake where all the geese congregate due to being "well taken care of residents of the community" because of all the people feeding the turtles, birds, swans, and geese. He will continue to remove the eggs during nesting season to prevent further generations returning to the community.
- General Comments: Annual Meeting-Presenters should ask to hold all questions for the Q&A at the end of the meeting. Business will be handled first then the floor will be open for questions and answers before the closing of the meeting.

XI **Other**

- A motion was made (DO), seconded (DW) to approve the expenditure to widen the area of roadway on Waccamaw river road (between Santee/Cooper and the area down to the park) to the county standard of 24'. The motion carried unanimously.
- A motion was made (DO), seconded (DW) to allow the president of the board to contact paving company for cost of installing two asphalt speed humps before and after the curve on Waccamaw River Road. The motion carried unanimously.

XIV **Adjournment**

- A motion was made, seconded and carried to adjourn the meeting at 8:00 pm.

Submitted by
Karen Clark, PM